

# \$2 - 5101 E University Drive, Denton

MLS® #20971649

**\$2**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 5.22 Acres

Greenbelt Add, Denton, TX

GREAT LOCATION FOR BUSINESS. ONE YEAR TERM AVAILABLE!!!!. Entrance is decorative stamped concrete. Fully finished CLASS A building w geothermal heating & air 100' communication tower. Tektronix sign w neon & marquis. All parking lot & driveways made of hard surface materials 60 vehicles - Covered Parking & Awnings. Approx 2,700 sq feet total leasable space. BUYER TO VERIFY ALL SQ FOOTAGE INFORMATION. These offices are ready for IMMEDIATE MOVE IN. Excellent location for your business to be seen on HWY 380. ASK ABOUT THE WARPLAN STUDIO FOR YOUR BUSINESS. UNITS READY FOR LEASE

Built in 2003

## Essential Information

|            |                  |
|------------|------------------|
| MLS® #     | 20971649         |
| Price      | \$2              |
| Bathrooms  | 0.00             |
| Acres      | 5.22             |
| Year Built | 2003             |
| Type       | Commercial Lease |
| Sub-Type   | Office           |
| Status     | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5101 E University Drive |
| Subdivision | Greenbelt Add           |



|          |        |
|----------|--------|
| City     | Denton |
| County   | Denton |
| State    | TX     |
| Zip Code | 76208  |

### **Amenities**

|           |                                                                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Aerobic Septic, All Weather Road, Asphalt, Community Mailbox, Concrete, Curbs, Gravel/Rock, Overhead Utilities, Private Sewer, Private Water, Sidewalk, Underground Utilities, Well, No City Services |
| Garages   | Assigned, Carport, Covered, Open, Oversized, Unassigned                                                                                                                                               |

### **Interior**

|              |                                       |
|--------------|---------------------------------------|
| Heating      | Geothermal, Heat Pump, Propane, Zoned |
| # of Stories | 1                                     |
| Stories      | 1                                     |

### **Exterior**

|              |                   |
|--------------|-------------------|
| Roof         | Concrete, Metal   |
| Construction | Concrete          |
| Foundation   | Combination, Slab |

### **Additional Information**

|        |       |
|--------|-------|
| Zoning | Mixed |
|--------|-------|

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Agent  | Lesly Louis     |
| Listing Office | House Brokerage |

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Listing information last updated on November 21st, 2025 at 5:46am CST